

CITY OF SHEBOYGAN

OWNER-OCCUPIED

LEAD HAZARD REDUCTION



GUIDELINES AND APPLICATION

January 2013

- 1 You must be the owner-occupant of the property to be rehabilitated.
- 2 The property must be located in the City of Sheboygan. Priority is given to any property located in the central part of the City. All owner-occupied units must be occupied by families: with children under the age of six, or the home address of a pregnant woman enrolled in the Sheboygan County Department of Public Health (SCDPH) [prenatal care coordination program.
- 3 The property must be located in the City of Sheboygan target area and built prior to 1978.
- 4 Applicants must meet the income (January 2013) guidelines shown below:

FAMILY SIZE	MEDIAN INCOME OF 80%
1	\$40,000
2	\$45,760
3	\$51,440
4	\$57,120
5	\$61,760
6	\$66,320
7	\$70,880
8+	\$75,440

- 5 Total debt on the property (including our loan) cannot exceed 100% of the properties after-rehabilitation market value. The City will place a mortgage on the property to secure the loan.

This is a deferred loan to qualified applicants. This loan will be forgiven if the applicant owns and occupies the home for five years after the loan closing. If the owner sells or moves out within the five-year period, the loan would be prorated and must be paid back without interest. In addition, non-qualifying home renovation undertaken in conjunction with lead hazard control activities may be supported by the City's existing Community Development Block Grant (CDBG) program up to **90%** of the properties after-rehabilitation market value. Lead Hazard Control expenses and CDBG expenses will not exceed **\$25,000.00**.

****NOTE**:** A loan will not be made if there are any delinquent real estate taxes or judgment liens encumbering the property. These must be satisfied before a loan is made. 1